

Site Assessment Checklist

Tips to help you carry out an assessment:

- Use your local knowledge to consider answers to the following questions and also visit the site. Take photos / use maps to clearly show locations where possible.
- Go online and visit the Stroud District Council planning pages for current/historical planning applications – www.stroud.gov.uk/PLO
- Go online and visit Gloucestershire County Council's public rights of way map – www.gloucestershire.gov.uk/prow
- The Strategic Housing Land Availability Assessment for Stroud can be e-mailed to you or found online at www.stroud.gov.uk/info/plan_strat/SHLAA_2011

1. Location and general information

a.	Site address: May Lane Bus Station.
b.	Area: 0.068Ha approx
c.	SHLAA capability assessment if known (Strategic housing land availability assessment (see above)) ie how many houses could the site hold?: Not assessed as under 0.2 Ha
d.	Current use (What the land is currently used for and by whom) Bus Station and edge areas used as car parking. (see photographs)
e.	Site planning history (eg alternative uses for the site in the past eg rubbish disposal/cemetery: (check Stroud District Council's planning website see above) Long Time Bus Station. Now reduced in size due to expansion of Library and encroaching residential build.
f.	Location of buildings/ foundations if buildings removed: To the north east: Library. To the west: pub. To the south: May Lane. To the north west: hedging separating site from residential area. (see photographs). Area covered in tarmac.
g.	Is the land available? (Do you know the landowner & has anyone communicated with them? - For what uses might they consider selling the land?): Comments by Stroud DC 10/9/15. The site is owned by Stroud District Council and let under a long standing arrangement to Gloucestershire County Council for a bus station. It is not available for development until an alternative bus turning and hold-over location is available in Dursley. This has been considered previously, and no viable alternative was found. It could be useful town centre car park or valuable for residential development. Stroud District Council and Dursley Town Council have formed a car parking review team and in 2015-2016 will be looking again at whether the bus facilities could be relocated and the site used, in part, for a car park. Any use change would need to be financially viable.
h.	Current or expired planning permissions: (check Stroud District Council's planning website see above) None

2. Designations and known constraints

a.	Are there any planning constraints eg is the land in a Conservation Area/AONB/SSSI? <i>(use the maps provided by the Project Administrator/available in the office to establish any or check Stroud District Council's planning website, see above)</i> Dursley town is a designated conservation area
b.	Does the site flood? No
c.	Are there any easements or covenants on the land? Not known. Check with GCC
d.	Wildlife settlements on the land eg wild orchids, crested newts, badgers Area covered in tarmac, but hedging on periphery with buddleia a butterfly attractor
e.	Agricultural best and most versatile land quality /Tree preservation orders in place/ ancient woodland: N/A
f.	Gas pipelines/ pylons/power /telephone cables/ drains/ springs/water courses: Probably not
g.	Any rights of way/footpaths, official or otherwise: <i>(check public rights of way map online, see above)</i> Access to public as Bus Station

3. Site connections and access

a.	Walking/cycling/driving distance to local facilities- shop, school, open space, bus stop, other facility: Close to Town Centre for shopping, doctor's surgery and other amenities. Short walking distance.
b.	What kind of access ie minor path or direct onto a major route? Any speed restrictions? Is the access pedestrian &/or vehicular? Might there be better or more direct access via a ransom strip (owned by whom?) Good access = easy access and good roads approaching it; fair = poor access into the site but good approach roads (or good access into the site but poor approach roads); poor= poor access into the site and poor approach roads): Both Vehicular and pedestrian access on May lane and onto the site, which is a designated Bus station. (Town route to surgery, car park, pub and Stinchcombe Hill golf course)

4. Landscape, views and form

a.	Is the boundary clearly defined and how (fence/hedge/neighbouring buildings/road etc): Clearly defined boundary. Hedging, May Lane, Library, Back of pub (Spotted Pig)
b.	The nature of the site (eg flat v sloping (how steep?) grass/woods/farmed land/brownfield): Flat tarmacked site.
c.	Who/what adjoins the site – is it overlooked by any housing or perhaps businesses? How might they be impacted by development on the land OR how might they impact on the development eg noise or traffic from businesses: Overlooked by housing across May Lane the road and by houses behind the Library as well as the library itself. Behind the far hedge is a residential housing estate
d.	Is the site visible from buildings of open spaces further away?:

	Not really
e.	Views out and in- quality and value It is a small space with no aesthetic features. The large grey wall of the Library dominates one side although there are some small older houses across the road, which are quite attractive to look at. The back of the pub with an array of beer barrels is not particularly pleasing. Generally not a site for residential housing

5. Your findings based on information

a.	Use all this information to make a judgement on the development potential of the site eg excellent/good/poor/out of the question: Development potential depends on what type of development is envisaged. Possibly not housing, but small work or retail units or possibly a town parking area. Even possibly a small hotel, provided area could be landscaped
b.	For what uses would you consider it worth developing?: See above <u>SA Review SG Mtg 18/11/15</u> <ul style="list-style-type: none"> • Retain as bus station • Small work or retail units • Hotel • Landscape area to make it more attractive –relevant to all development proposals
c.	What conditions/mitigation would you expect before any development could go ahead? Depends on the development. But landscaping would definitely improved the area.

If you have any questions about completing this form please contact Dursley Town Council on 01453 547758 or email: ndp@dursleytowncouncil.gov.uk



Looking towards May Lane. Library to the left.



Looking towards Stinchcombe Hill.

